

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13608
MEPA Analyst: Arlene Egan
Phone: 617-626-1024

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Brookmeadow Village		
Street: Providence Road/Milford Street		
Municipality: Grafton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates:	Latitude: 42d 10' 10" N Longitude: 71d 39' 40" W	
Estimated commencement date: Fall '05	Estimated completion date: Fall '10	
Approximate cost: unknown	Status of project design:	90 %complete
Proponent: Brookmeadow Village, LLC		
Street: 67 Cape Road		
Municipality: Mendon	State: MA	Zip Code: 01756
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kristine Chestna		
Firm/Agency: Guerriere & Halnon, Inc.	Street: 333 West Street	
Municipality: Milford	State: MA	Zip Code: 01757
Phone: 508 473 6630	Fax: 508 473 8243	E-mail: kchestna@guerriereandhalnon.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☒ Yes ☐ No

Has this project been filed with MEPA before?

☐ Yes (EOEA No. _____) ☒ No

Has any project on this site been filed with MEPA before?

☐ Yes (EOEA No. _____) ☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) ☐ Yes ☒ No

a Special Review Procedure? (see 301 CMR 11.09) ☐ Yes ☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11) ☐ Yes ☒ No

a Phase I Waiver? (see 301 CMR 11.11) ☐ Yes ☒ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

☒ Yes (Specify Grafton Planning Board and Conservation Commission) ☐ No

List Local or Federal Permits and Approvals: Order of Conditions, 401 Water Quality Certification, Army Corps of Engineers (ACEC) General Permit, Massachusetts Highway Department (MHD) Permit, Grafton Planning Board Subdivision Approval, and Sewer Extension Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <div style="margin-left: 20px;"><input type="checkbox"/> New Source Approval</div> <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	127+/-			
New acres of land altered		80+/-		
Acres of impervious area	0.31	11.88	12.19	
Square feet of new bordering vegetated wetlands alteration		7,295		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	177,500	177,500	
Number of housing units	0	91	91	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				-ACEC General Permit
Vehicle trips per day	0	953	953	-Sewer Extension Permit
Parking spaces	N/A	N/A	N/A	-Grafton Planning Board Subdivision Approval
WASTEWATER				
Gallons/day (GPD) of water use	0	22,750	22,750	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0	40,000	40,000	
Length of water/sewer mains (in miles)	0	Water 1.6 Sewer 1.38	Water 1.6 Sewer 1.38	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify _____) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify _____) ☒ No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☒ Yes (Specify Two Vernal Pools) ☐ No see Exhibit C

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify _____) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify _____) ☐ No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify _____) ☒ No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

See attached ENF Summary Report

1.0 PROJECT DESCRIPTION

The Brookmeadow Village Project is for the construction of ninety-one single-family homes in Grafton, Massachusetts adjacent to the intersection of Milford and Providence Roads, see **Exhibit A**, "USGS Map showing Project Locus". The project includes the construction of three residential roadways, with associated drainage including four detention basins.

1.1 Project Site

The project site consists of approximately 130 acres of woodland including 23 acres of wetlands, see **Exhibit I**, "Existing Conditions Plan". The proposed subdivision is consistent with the Town of Grafton's Flexible Development as authorized by the Zoning Act, M.G.L. c. 40A, Section 9, see **Exhibit J**, "Proposed Conditions Plan".

1.2 List of Alternatives

An alternative to the Flexible Development is a Conventional Subdivision, see **Exhibit K** "Conventional Subdivision Concept Plan". The conventional subdivision would have created 51,000 square feet of impervious area due to the construction of 1,700 linear feet of roadway. Also, more of each building lot would have been altered and there would be no allowance for open space.

This alternative was not selected since the project's goal is to contribute to the Town of Grafton's desire to maintain the traditional New England rural character that an open space development would provide.

1.3 Mitigation Measures

The project is designed according to the Department of Environmental Protection's (DEP) Stormwater Management Standards, see **Exhibit H**, "Stormwater Management Report".

Best Management Practices (BMPs) will be in place both during construction and post-development to ensure that sedimentation and Total Suspended Solids (TSSs) are minimized. During the construction phase of the project, drainage swales, catch basins, and detention basins will be protected with haybales and/or silt fences and silt sacks, until slopes are stabilized, see **Exhibit C**, "Proposed Conditions Plan". Inspections will be performed monthly and after each major storm event, to remove sediment and debris and restore eroded areas. Resource Areas will be protected from sediment and debris with the use of haybales and silt fence, see **Exhibit L**, "Resource Area Plan."

Upon the completion of construction, street sweeping and catch basin cleaning will be performed annually. Inspections of the drainage swales and culverts shall also occur annually. Preventative maintenance shall be performed twice per year on each detention basin, and the sediment removed from their forebays after major storm events.

